



**£625,000 FREEHOLD**

**Main Road Pinhoe, Exeter**  
Approximate Gross Internal Area  
Main House = 2019 Sq Ft/188 Sq M  
Garage = 355 Sq Ft/33 Sq M  
Workshop = 63 Sq Ft/6 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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**Montreux Main Road, Pinhoe, Exeter, Devon, EX4 9HD**

Montreux is a spacious and tastefully modernised bay fronted dormer bungalow set in an extensive plot which includes a productive orchard. There is a spacious living/dining room, fitted kitchen/breakfast room, study, utility, downstairs bathroom and two bedrooms. The first floor has 2 further bedrooms, a shower room and potential for en-suite. The gardens have many lawns and seating areas to fully enjoy the sunshine throughout the day and there is also a long private driveway, ample parking and a detached double garage and workshop. There are excellent views over the city towards Haldon hills and the Exe estuary. The property is accessed from a private road used by a handful of detached houses and offers an air of exclusivity within easy reach of the city.

